Name and Address of New Owner:
Kevin Ray Brown and Courtney Danielle Brown
110 Holly Forest, Nashville TN 37221

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch # 1257038 DEEDWARR
04/07/2025 10 29 35 AM 2 pgs
Fees $13 00 Taxes $1,535 50
20250407-0026101

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike, Nashville, TN 37216

Map & Parcel No· 142-08-0A-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark McGlothlin**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Kevin Ray Brown and Courtney Danielle Brown, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 6, of the Phase I, Coronada Town Home, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete description with appurtenant interest in the common elements of Coronada Town House Condominiums, as established by Master Deed of record in Book 5869, Page 269, and any amendments thereto, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Tana McDonald, unmarried, by Warranty Deed from Jerry Kerr and wife, Louise Wadkins-Kerr of record in Instrument No 20050210-0015739 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 10, 2005.The said Tana McDonald having since died intestate on April 17, 2024. Affidavit of Heirship recorded in Instrument No. 20241018-0081285.

Being the same property conveyed to Engauge Properties LLC, a Tennessee Limited Liability Company, and Devin A. Tan by Warranty Deed from Juan E Vega-Romero, Sole Heir of the Estate of Tana McDonald, of record in Instrument No. 20241018-0081286 Register's Office for Davidson County, Tennessee, dated October 16, 2024 and recorded on October 18, 2024.

Being the same property conveyed to Mark McGlothlin, a married man, by Warranty Deed from Engauge Properties, LLC, a Tennessee limited liability company and Devin A. Tan, of record in Instrument No. 20241113-0088148, Register's Office for Davidson County, Tennessee, dated November 8, 2024 and recorded November 13, 2024

Being improved property known as 110 Holly Forest, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES, ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 31st day of March, 2025

_____(SEAL)
Mark McGlothlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark McGlothlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Witness my hand and seal this 31st day of March, 2025.

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of March, 2025

_____
Notary Public
My commission expires:_____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No GNT-25-3884